



# Bristow, Oklahoma

## Redevelopment Opportunity

The City of Bristow is interested in attracting commercial, manufacturing and light industrial development to a site north of downtown near the Route 66/I-44 interchange.

### Site Assets

This area has several assets that can leverage economic development in the area:

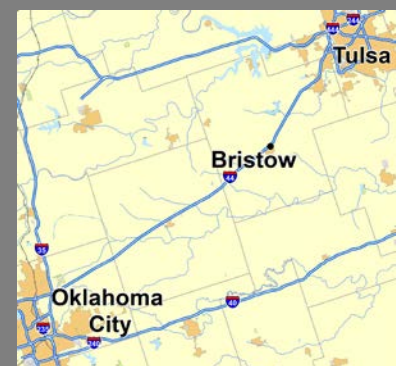
- **Highway** – located at Interstate 44 and Route 66 interchange provides high visibility and ease of transportation for commuting and shipping needs. I-44 will be expanded from 4 to 6 lanes in 2019.
- **Rail** – an active railroad runs through the site, which has the potential to support development with shipping needs.
- **Airport** – a recent \$1 million investment in the local Jones Memorial Airport In 2017 will increase air travel in the area and support businesses that need convenient airport access.
- **Utilities** – access to electric and water.
- **Location** – the site is within 25 miles of existing aerospace, advanced manufacturing and energy industry clusters.
- **Economic Development** - area has a pro-business climate and a general low cost for doing business.



Figure 1. Up to 5 parcels ranging from 2 to 13 acres are potentially available for redevelopment.

## Development Snapshot

- *Parcels available for redevelopment*
- *Convenient highway access*
- *Proximity to rail*
- *Available workforce*
- *Located between Tulsa and Oklahoma City*
- *Available infrastructure and utilities*
- *Friendly, affordable small-town living*



The City of Bristow, Oklahoma is located approximately 75 miles north of Oklahoma City and 35 miles south of Tulsa.

# Bristow Redevelopment

## Community Profile<sup>1</sup>

Centrally located in Creek County, Bristow provides small-town living that is conveniently located between Tulsa and Oklahoma City.

- The area is affordable with a low cost of living
- The major economic sectors of Bristow, OK include Mining, Quarrying, Oil and Gas Exploration and Production; Arts, Entertainment, Recreation; and Utilities, which employ more people than what would be expected in a location of this size.
- Median household income increased by 14.4% and employment grew 10.4% from 2014 to 2015 in the City of Bristow.

	Creek County, Oklahoma	Bristow, Oklahoma
Population	70,761	4,263
Median Age	40.6	34.5
Median Household Income	\$45,016	\$34,000
Number of Employees	29,749	1,540
Median Property Value	\$105,000	\$74,000

Table 2: 2014-2015 American Community Survey, U.S. Census Data

## Regional Economic Development

Commercial and light industrial use in this location aligns with the Tulsa region's 2018-2022 Comprehensive Economic Development Strategy (CEDS)<sup>2</sup>. The CEDS outlines economic development goals including the following commitments to attract new development:

- Make investments to attract a young professional workforce and invest in local quality of life for all older generations.
- Assist in the development and expansion of transportation and utility infrastructure as needed for industrial areas.
- Educate the local workforce to serve a range of economic sectors.

## Redevelopment Considerations

Parcels available for redevelopment are part of the Wilcox Oil Superfund site. EPA Region 6 is working closely with Oklahoma Department of Environmental Quality (ODEQ) to plan and implement investigation and future cleanup activities. Future development should be coordinated closely with EPA Region 6 and ODEQ to ensure consistency with the site's clean-up and operation and maintenance.

EPA has set a national goal of returning formerly contaminated lands to long-term sustainable and productive reuse. EPA works with local government, community organizations, business, residents and partners to consider the reuse of Superfund sites in the cleanup process. For additional information, see: <https://www.epa.gov/superfund-redevelopment-initiative/supporting-current-and-future-use-superfund-sites>

## Liability Protections

The 2002 Brownfield Amendments to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provides important protections that could apply to prospective purchasers of parcels within the Wilcox Oil Superfund Site. Prospective purchasers who meet certain statutory criteria and comply with ongoing obligations can qualify for liability protections. EPA can provide additional information to interested parties. For additional information, see: <http://www2.epa.gov/enforcement/bona-fide-prospective-purchasers>

### For more information

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<sup>1</sup> Community profile data provided by <https://datausa.io/profile/geo/bristow-ok/>.

<sup>2</sup> 2018-2022 Comprehensive Economic Development Strategy is available at: [http://www.incog.org/Community\\_Economic\\_Development/Documents/FINAL-2018CEDS.pdf](http://www.incog.org/Community_Economic_Development/Documents/FINAL-2018CEDS.pdf)